

FOR SALE

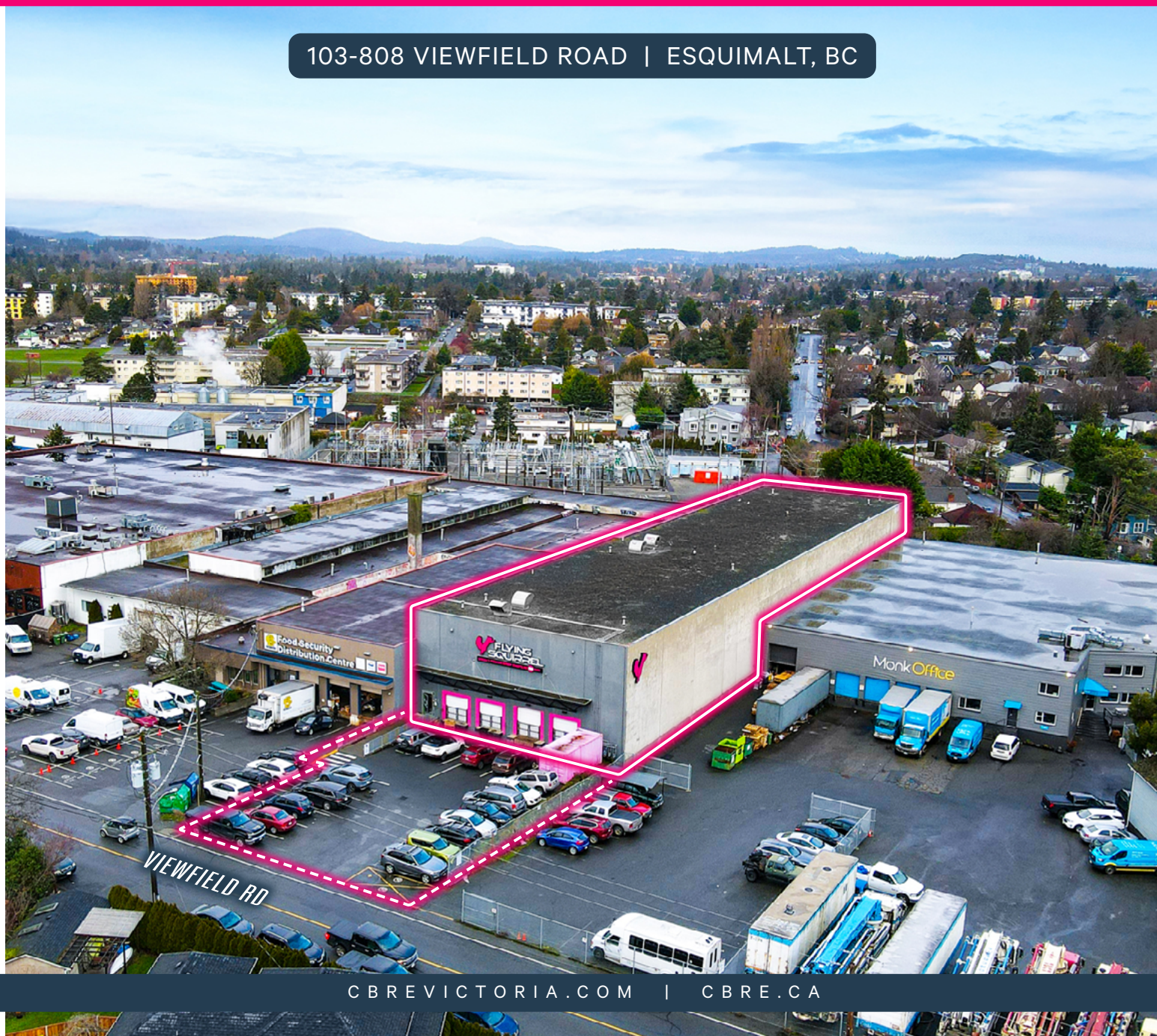
CBRE

HIGH-YIELD INDUSTRIAL INVESTMENT OPPORTUNITY

LOCATED IN THE HIGHLY DESIRABLE ESQUIMALT INDUSTRIAL PARK

NEW 5-YEAR TERM IN PLACE
6.1% - 6.9% CAP RATE OVER THE TERM

103-808 VIEWFIELD ROAD | ESQUIMALT, BC



The Offering

CBRE Victoria is pleased to present the opportunity to purchase a 19,483 SF industrial strata unit centrally located in the Esquimalt Industrial Park at 808 Viewfield Road. Unit 103 features quality tilt up concrete construction, 30 foot clear heights, 400 amp service and full HVAC. The +/- 7,300 SF limited common property yard area provides 13 parking stalls and loading, with an additional 40+ parking stalls available after business hours. The unit is tenanted on a brand new 5-year lease with annual escalations, providing investors with secure long term income.

- + Quality tilt-up concrete construction with 19,483 SF of building area plus structural mezzanine
- + 6.3% going-in CAP Rate, with a new 5-year lease including annual escalations (6.73% CAP avg. over term)
- + 30 foot clear heights and 4 dock level loading bays (currently inactive)
- + 400 amp service and full HVAC
- + 7,300 SF of LCP yard area which includes 13 parking stalls and access to loading bays
- + Access to additional 40+ parking stalls in LCP SL1 & LCP SL2 after business hours
- + Central location in the Esquimalt Industrial Park provides opportunity to service all of Greater Victoria

Details

Legal Description

PID

Building Size

Yard Area

Zoning

Tenancy

Construction

Clear Heights

Electrical

Parking

Year Built

Zoning

Property Taxes

Unit 103 - 808 Viewfield Road / Esquimalt, BC

STRATA LOT 3, PLAN EPS5862, SECTION 11, ESQUIMALT LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V 031-485-154

19,483 SF + Structural Mezz

+/- 7,300 SF of LCP Yard Area (Consists of parking/loading)

I1 - Light Industrial Zone

Flying Squirrel Trampoline Park (New 5-Year Term with Annual Escalations)

Tilt-up Concrete

+/- 30 Feet

400-amp

LCP SL3 (13 Stalls In Front of Unit) + Access to LCP SL1/SL2 (5pm-8am)

1995

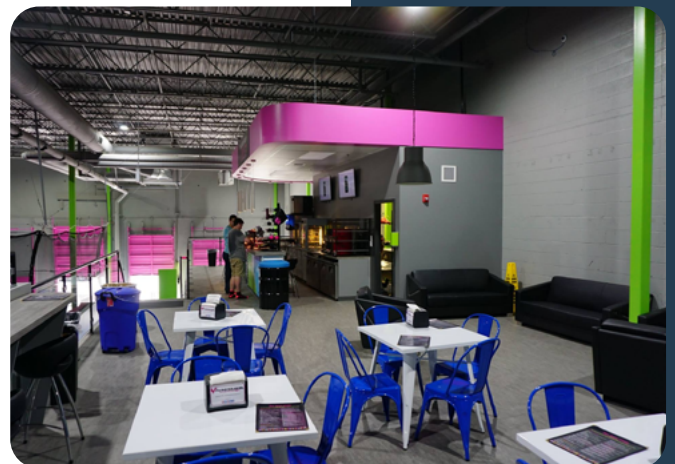
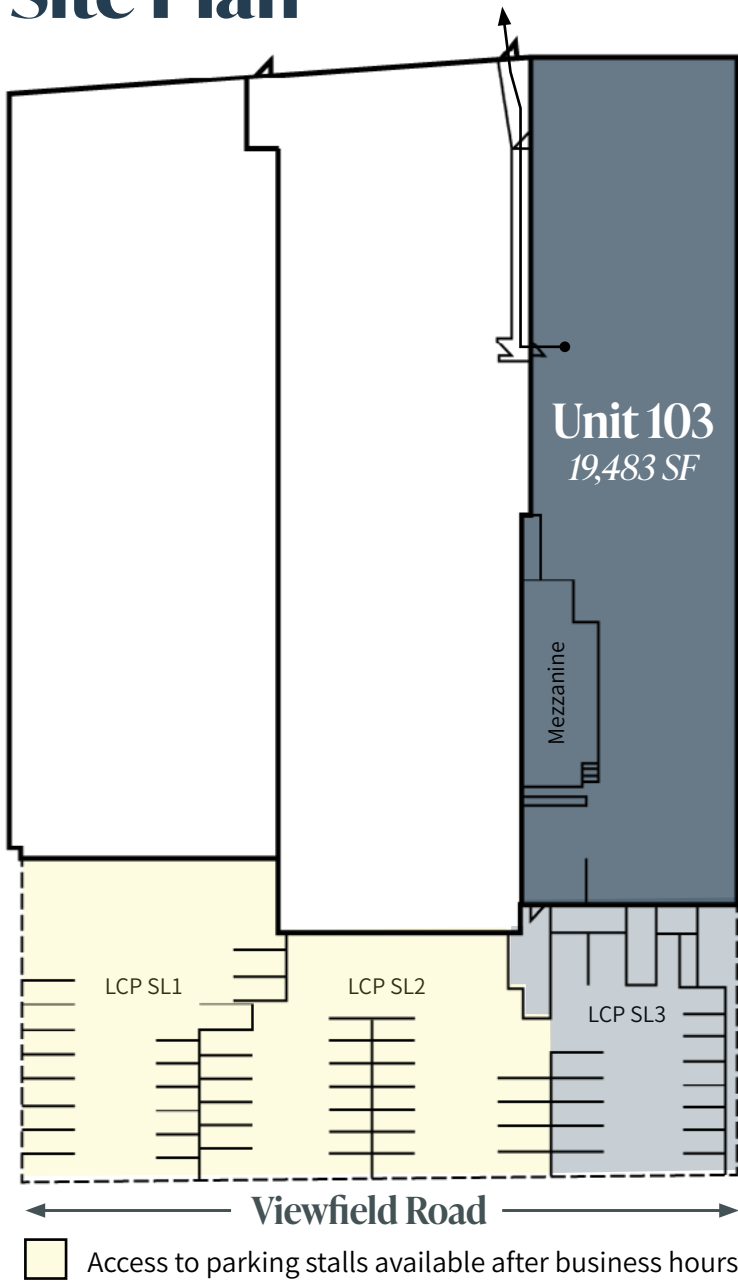
I1 Light Industrial Zone

\$92,876 (2025)

Price: \$6,395,000 (\$328 PSF)
6.1% - 6.9% CAP Rate Over Term



Site Plan



II Light Industrial Zone

Uses permitted, but not limited to:

- Arts and film studio
- Auction
- Auto servicing / body shop
- Beverage manufacturing
- Building supply / lumber yard
- Business / professional office
- Car wash
- Club house
- Cold storage plant
- Commercial laundry
- Fitness centre
- Food prep
- Laboratory / clinic
- Light manufacturing
- Personal service
- Printing / publishing
- Repair shop
- Research establishment
- Restaurant
- Trade contractor
- Transportation / trucking
- Veterinary clinic
- Warehouse sales / storage
- Wholesaling

FOR SALE



**ESQUIMALT
INDUSTRIAL PARK**

ROCK BAY

DOWNTOWN

VIC WEST

ESQUIMALT



103-808 Viewfield Rd | Esquimalt, BC

Price: \$6,395,000 (\$328 PSF)
6.1% - 6.9% CAP Rate Over Term

CBRE

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